



GRASSROOTS
REALTY GROUP

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311, 30 Brentwood Common NW
Calgary, Alberta

MLS # A2212410



\$320,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	520 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 478
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Laminate Counters		

Inclusions: N/A

Welcome to this beautifully designed 2-bedroom, 2-bathroom condo nestled in the vibrant University City complex in Brentwood. Whether you're a first-time buyer, student, or investor, this thoughtfully laid-out unit offers unbeatable value in one of Calgary's most convenient and connected neighbourhoods. Boasting a smart and functional 520 sq ft floor plan, this home makes the most of every inch. Floor-to-ceiling windows flood the space with natural light and offer tranquil views of the adjacent green space, an unexpected bonus that adds privacy and serenity to condo living. Inside, the open-concept layout features durable laminate plank flooring, white cabinetry, and clean, modern finishes throughout. The bright kitchen flows seamlessly into the living and dining area, creating an ideal space for both everyday living and entertaining. The two bedrooms are comfortably sized, and with a full 4-piece bathroom, the layout is both practical and streamlined for everyday living. Enjoy your morning coffee or evening wind-down on the private balcony, where the lush green space becomes your backdrop. This secure, well-managed building includes amenities such as a fitness centre, heated underground parking, storage locker, bike storage, and 24-hour security for peace of mind. With the Brentwood LRT station, University of Calgary, grocery stores, restaurants, and countless amenities just steps away, this is urban convenience at its best. Whether you're looking to invest, downsize, or break into the market, this bright and efficient condo offers the lifestyle, and location, you've been searching for. Don't miss your chance to own in University City. Book your showing today!